

TOWN PLAN AND ZONING
COMMISSION

ITEM NO. 23
FILE NO. 780

CERTIFIED MAIL

June 10, 2016

Susan A. Hays
100 Pearl Street- 17th Floor
Hartford, CT 06103

RECEIVED

JUN 13 2016

TOWN COUNCIL OFFICE
West Hartford, CT

SUBJECT: 503-511 New Park Avenue- SUP #1290

Dear Attorney Hays:

At its regular meeting of Monday, June 6, 2016, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following item:

503-511 New Park Avenue (Chick-Fil-A, Inc.) - Application (SUP #1290) of Aldi, Inc. and applicant Chick-Fil-A, Inc. (Susan Hays, Attorney) seeking Special Use Permit approval for an eighteen (18) seat outdoor dining area. The seating will be located at the front of the building. (Submitted for TPZ receipt on April 4, 2016. Public hearing originally scheduled for May 2, 2016. Due to S.D.D. scheduling conflict, required public hearing rescheduled for June 6, 2016.)

After a review of the application and its related exhibits and after consideration of staff technical comments and the public hearing record, the TPZ acted by **unanimous vote (5-0)** (Motion/Gillette; Second/Prestage) (Gillette seated for Seder) to approve the application with conditions.

During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



TOWN OF WEST HARTFORD

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50 SOUTH MAIN STREET
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www.westhartford.org

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2. All furniture and other fixtures associated with the outdoor dining area shall be removed and stored indoors or off-site when the outdoor dining area is not in use.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-eight dollar (\$58) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements. The TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is June 24, 2016.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C: Ronald Van Winkle, Town Manager Mark McGovern, Director of Community Services
 Joseph O'Brien, Corporation Counsel Duane Martin, Town Engineer
 Essie Labrot, Town Clerk Todd Dumais, Town Planner
 Subject File

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TOWN PLAN AND ZONING
COMMISSION

CERTIFIED MAIL

June 10, 2016

Mr. Peter J. Royer
CityPlace II, 185 Asylum Street
Hartford, CT 06103

RECEIVED

JUN 13 2016

TOWN COUNCIL OFFICE
West Hartford, CT

SUBJECT: 993 North Main Street, SUP #1085-R3-16

Dear Attorney Royer:

At its regular meeting of June 6, 2016, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

993 North Main Street (Veterinary Specialists of CT, P.C.) - Application (SUP #1085-R3-16) of JHK, LLC and applicant Veterinary Specialists of CT, P.C. (Peter J. Royer, Attorney) requesting TPZ review of compliance with the conditions of SUP #1085-R2-14 approved on May 5, 2014 to allow emergency veterinary services daily between the hours of 8pm and 7am. There have been no changes to the layout of the site. (Submitted for TPZ receipt on May 2, 2016. Required public hearing scheduled for June 6, 2016.)

After a review of the application and its related exhibits and after consideration of staff technical comments and the public hearing record, the TPZ acted by **unanimous vote (4-0)** (Motion/Prestage; Second/Gillette) (Gillette seated for Seder) (Maresca recused herself). It was determined that the Special Use Permit did not require additional conditions of approval.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-three dollar (\$53) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements. The TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is June 24, 2016.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C: Ronald Van Winkle, Town Manager
Joseph O'Brien, Corporation Counsel
Essie Labrot, Town Clerk
Subject File

Mark McGovern, Director of Community Services
Todd Dumais, Town Planner
Duane Martin, Town Engineer



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**TOWN PLAN AND ZONING
COMMISSION**

CERTIFIED MAIL

June 10, 2016

Ms. Manola Sidara
526 New Park Avenue
West Hartford, CT 06110

RECEIVED

JUN 13 2016

**TOWN COUNCIL OFFICE
West Hartford, CT**

SUBJECT: 526 New Park Avenue- SUP #1251-R1-16

Dear Ms. Sidara:

At its regular meeting of June 6, 2016, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

526 New Park Avenue (East-West Grille) - Application (SUP #1251-R1-16) of Manola Sidara, owner and applicant of East-West Grille, requesting TPZ review of compliance with the conditions of SUP #1251 approved on May 5, 2014 to establish an outdoor dining area with a seating capacity of sixteen (16) seats. (Submitted for TPZ receipt for May 2, 2016. Required public hearing scheduled for June 6, 2016.)

After a review of the application and its related exhibits and after consideration of staff technical comments and the public hearing record, the TPZ acted by **unanimous vote (5-0)** (Motion/O'Donnell; Second/Prestage) (Gillette seated for Seder). It was determined that the Special Use Permit did not require additional conditions of approval.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-three dollar (\$53) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements. The TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is June 24, 2016.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C: Ronald Van Winkle, Town Manager
Joseph O'Brien, Corporation Counsel
Essie Labrot, Town Clerk
Subject File

Mark McGovern, Director of Community Services
Todd Dumais, Town Planner
Duane Martin, Town Engineer

Sd lpz decision letter 526 New Park SUP Approval



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